Decision No. NYM/2015/0869/FL

Town and Country Planning Act 1990
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for Permission to Carry out Development

To: Highgate Howe Holiday Park
c/o Mr Stephen McGivern
Poets Cottage
Lealholm
Whitby
YO21 2AQ

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 11 December 2015, in respect of proposed development for the purposes of **use of land for the siting of 5 no. additional mobile homes for holiday use and creation of associated access road with turning head at Highgate Howe Holiday Park, Highgate Howe, Whitby,** has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	N/A	11 December 2015
Proposed Block Plan	N/A	01 December 2015

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The 5 no. static caravans hereby approved shall only be occupied for holiday purposes only between 07 March and 07 January in the following year under the terms set out in condition 4 below. No static caravan shall be occupied for any purpose, including holiday purposes, during the period of 08 January and 06 March.
4. The 5 no. static caravans hereby approved shall only be occupied for holiday purposes and shall not be occupied as a person's sole or main place of residence. The site owner/operators shall maintain an up-to-date register of all owners/occupiers of individual caravans on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.
5. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
6. No caravans shall exceed 12.8 metres long, 3.96 metres wide or 3.05 metres internally floor to ceiling. Any variation of this will require a new grant of planning consent from the Local Planning Authority.

Continued/Conditions

COPY

Mr C M France
Director of Planning

Date 5 FEB 2016

For the Rights of Appeal and Notes See Overleaf

DecisionApprove

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0869/FL

COPY

Conditions (Continued)

7. No work shall commence in the construction of any decking until full details of the extent, appearance, material and finish, height from ground level (including cross sections) and balustrade detailing have been submitted to and approved in writing by the Local Planning Authority. The decking shall be constructed in accordance with the approved details and maintained in that condition in perpetuity.
8. Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for boundary screening to the north and east boundaries consisting of native species and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
9. All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.
4. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to provide facilities for visitors in line with NYM Development Policy 16.
5. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.

Continued/Reasons for Conditions

COPY

Mr C M France
Director of Planning

Date .. 5 FEB 2016 .....

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2015/0869/FL

COPY

Reasons for Conditions (Continued)

6. In order to enable the Local Planning Authority to retain control over the size and form of caravan located on the site and to comply with the provisions of NYM Core Policy A which seeks to protect the landscape quality of the National Park.
7. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

8 & 9. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Mr C M France
Director of Planning

COPY

Date ..5 FEB 2016